
APPENDIX A

LEGISLATIVE FRAMEWORK

The Mira Mesa Community Plan was developed within the context of a legislative framework existing on federal, state and local levels. Among the more important levels of influence are:

- Section 65450 of the Government Code of the State of California (State Planning and Zoning Act) which gives authority for the preparation of the community plan and specifies the elements which must appear in each plan. It also provides means for adopting and administering these plans.
- Government Code Chapter 4.3 requires that local governments and agencies provide incentives to developers to include affordable units in housing projects. The City has adopted an ordinance which establishes an Affordable Housing Density Bonus that provides for an increase in density in a given zone to be granted for projects in which a portion of the total housing units are for low- or moderate-income persons.
- The California Environmental Quality Act of 1970 (CEQA), as amended, requires that environmental documents be prepared for all community plans. Separate, detailed environmental impact reports are also required for all projects which may adversely affect the environment, including actions related to implementing this Plan.
- The Regional Air Quality Strategy (RAQS) was developed in 1977 to achieve a level of air quality in the San Diego Air Basin that would meet federal air quality standards set forth in the National Clean Air Act. A major recommendation pertinent to this planning effort is to include air quality considerations in all land use and transportation plans.
- The California Coastal Act of 1976 mandates that all designated coastal areas develop a Local Coastal Plan which is consistent with statewide goals and objectives. The North City Local Coastal Program Land Use Plan, with revisions, was adopted by the City Council in March of 1987. The plan provides specific guidelines for the development of that area of the community which lies within the coastal zone boundary. These guidelines have been incorporated into this Plan update.
- The Progress Guide and General Plan of the City of San Diego establishes citywide goals, guidelines, standards and recommendations which serve as the basis for the goals, objectives and recommendations of this Plan.
- The citywide zoning and subdivision ordinances regulate the development and subdivision of land in the City.
- In addition to legislation and ordinances, the City Council has adopted a number of policies to serve as guidelines in the decision making process. Many of the policies relate directly to planning issues and are used in implementing Plan recommendations.

APPENDIX B

RELATIONSHIP TO THE GENERAL PLAN

The Mira Mesa Community Plan is a component of the Progress Guide and General Plan. Public Resources Code Section 21083.3 requires that a community plan include or reference the seven mandatory elements of a general plan:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Safety

The City of San Diego's community plans comprise the Land Use Element of the General Plan. The remaining six mandatory elements, as well as the following optional elements are addressed on a citywide basis in the Progress Guide and General Plan:

- Commercial
- Industrial
- Public Facilities
- Recreation
- Redevelopment
- Cultural Resources Management
- Urban Design

The policies established in these elements of the General Plan are included in the Mira Mesa Community Plan by reference. The Plan contains specific proposals intended to implement the policies and standards of the General Plan.

APPENDIX C

PLAN UPDATE AND AMENDMENT PROCESS

While the Mira Mesa Community Plan sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. Some rezonings are recommended to carry out the proposals of the Plan and public hearings for these will be held in conjunction with hearings for this Plan. Should the land use recommendations in the Plan necessitate future rezonings, subsequent public hearings would be held so that future development is consistent with Plan proposals.

This Plan is not a static document. While it is intended to provide long-range guidance for the orderly growth of the community, in order to respond to unanticipated changes in environmental, social or economic conditions, the Plan must be continually monitored and updated as necessary to remain relevant to community and City needs.

Once the Plan is adopted, two additional steps will follow: implementation and review. Implementation refers to the process of putting Plan policies and recommendations into effect. Review is the process of monitoring the community and recommending changes to the Plan as conditions in the community change. Guidelines for implementation are provided in the Plan, but the process must be based on a cooperative effort of private citizens, City officials and other agencies. The Mira Mesa Planning Group, as well as other private citizen organizations, will provide the continuity needed for an effective implementation program.

APPENDIX D
AIRPORT NOISE/LAND USE COMPATIBILITY MATRIX AND
ACCIDENT POTENTIAL ZONES/LAND USE COMPATIBILITY MATRIX

Reprinted from *The Comprehensive Land Use Plan for NAS Miramar*,
SANDAG, October 1990

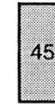
Airport Noise/Land Use Compatibility Matrix

LAND USE	Annual Community Noise Equivalent Level (CNEL) in Decibels				
	55	60	65	70	75
1. Outdoor Amphitheaters					
2. Nature Preserves, Wildlife Preserves, Livestock Farming, Neighborhood Parks and Playgrounds					
3. Schools, Preschools, Libraries		45			
4. Residential Single Family, Multiple Family Mobile Homes, Residential Hotels, Retirement Homes, Intermediate Care Facilities, Hospitals, Nursing Homes		45			
5. Hotels and Motels, Other Transient Lodging, Auditoriums, Concert Halls, Indoor Arenas, Churches		45	45		
6. Office Buildings, Business, Educational, Professional and Personal Services, R&D Offices and Laboratories			50		
7. Riding Stables, Water Recreation Facilities, Regional Parks and Athletic Fields, Cemeteries, Outdoor Spectator Sports, Golf Courses					
8. Commercial Retail, Shopping Centers, Restaurants, Movie Theaters			50	50	
9. Commercial Wholesale, Industrial, Manufacturing					
10. Agriculture (Except Residences and Livestock), Extractive Industry, Fishing, Utilities, & Public R-O-W					



COMPATIBLE

The outdoor community noise equivalent level is sufficiently attenuated by conventional construction that the indoor noise level is acceptable, and both indoor and outdoor activities associated with the land use may be carried out with essentially no interference from aircraft noise.



CONDITIONALLY COMPATIBLE

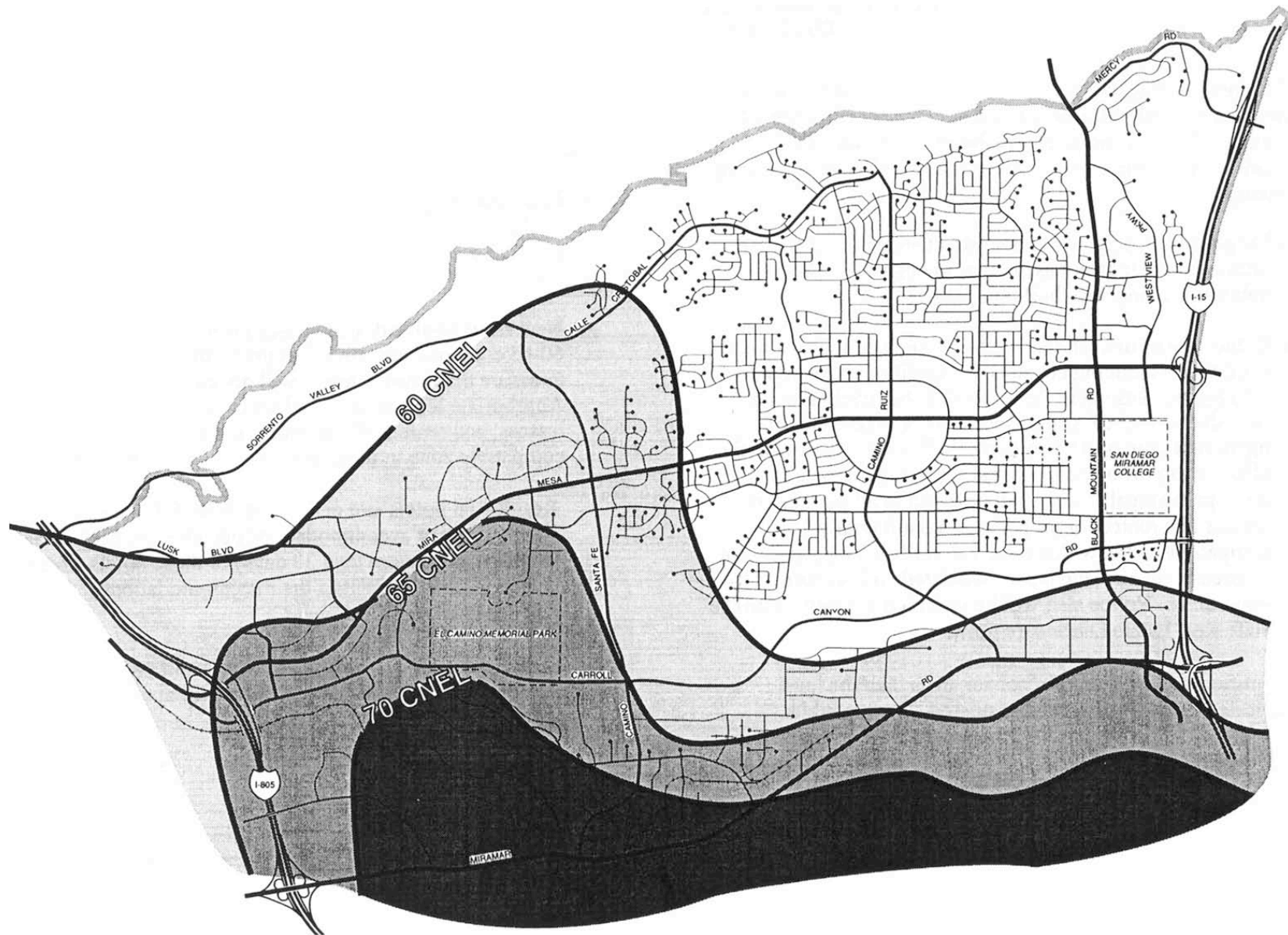
The outdoor community noise equivalent level will be attenuated to the indoor level shown, and the outdoor noise level is acceptable for associated outdoor activities.



INCOMPATIBLE

The community noise equivalent level is severe. Although extensive mitigation techniques could make the indoor environment acceptable for performance of activities the outdoor environment would be intolerable for outdoor activities associated with the land use.

This matrix should be used with reference to the Implementation Directives shown on pages 132 and 133.



NAS Miramar Noise Contours
Mira Mesa Community Plan

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FIGURE

AIRPORT NOISE/LAND USE COMPATIBILITY MATRIX IMPLEMENTATION DIRECTIVES

All the uses specified are compatible up to the noise level indicated. Specified uses are also allowed as conditionally compatible in the noise levels shown if two specific conditions are met and certified by the local general purpose agency:

- Proposed buildings will be noise attenuated to the level shown on the matrix based on an acoustical study submitted along with building plans.
- In the case of discretionary actions, such as approval of subdivisions, zoning changes, or conditional use permits, a navigation easement for noise shall be required to be recorded with the County Recorder as a condition of approval of the project. A copy shall also be filed with the affected airport operator. For all property transactions, appropriate legal notice shall be given to all purchasers, lessees and renters of property in conditionally compatible areas which clearly describes the potential for impacts from airplane noise associated with airport operations. Notice also will be provided as required on the state Real Estate Disclosure form.

Identified uses proposed in noisier areas than the level indicated on the matrix are considered Incompatible.

The directives below relate to the specific conditionally compatible land use categories identified by number on the matrix.

3. New schools, preschools and libraries located within the CNEL 60-65 contours must be subjected to an acoustical study to assure that interior levels will not exceed CNEL 45.
4. New residential and related uses located within the CNEL 60-65 contours must be subjected to an acoustical study to assure that interior levels will not exceed CNEL 45. Appropriate legal notice shall be provided to purchasers, lessees, and renters of properties in this conditionally compatible zone in the manner previously described.


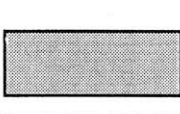
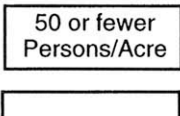
Residential hotels are defined as those that have 75 percent or more of accommodations occupied by permanent guests (staying more than 30 days) or those hotels which have at least 50 percent of their accommodations containing kitchens.


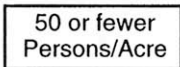
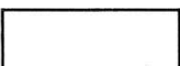
5. Transient Lodging is defined as hotels and motels, membership lodgings (Ys, etc.), suite or apartment hotels, hostels, or other temporary residence units, not defined as residential hotels, above. Within the CNEL 60-70 contours, buildings must be subjected to an acoustical study to assure that interior levels do not exceed CNEL 45. Appropriate legal notice shall be provided to purchasers, lessees and renters of properties in this conditionally compatible zone in the manner previously described.
6. Office buildings include many types of office and service uses: business and business services; finance, insurance, real estate; personal services; professional (medical, legal and educational); and government, research and development and others.

Within the CNEL 65-70 contours, buildings must be subjected to an acoustical study to assure that interior levels do not exceed CNEL 50. Appropriate legal notice shall be provided to purchasers, lessees and renters of properties in this conditionally compatible zone in the manner previously described,

8. For new commercial retail uses located within the CNEL 65-75 contours, buildings must be subjected to an acoustical study to assure that interior levels do not exceed CNEL 50. Appropriate legal notice shall be provided to purchasers, lessees and renters of properties in this conditionally compatible zone in the manner previously described.

Accident Potential Zones/Land Use Compatibility

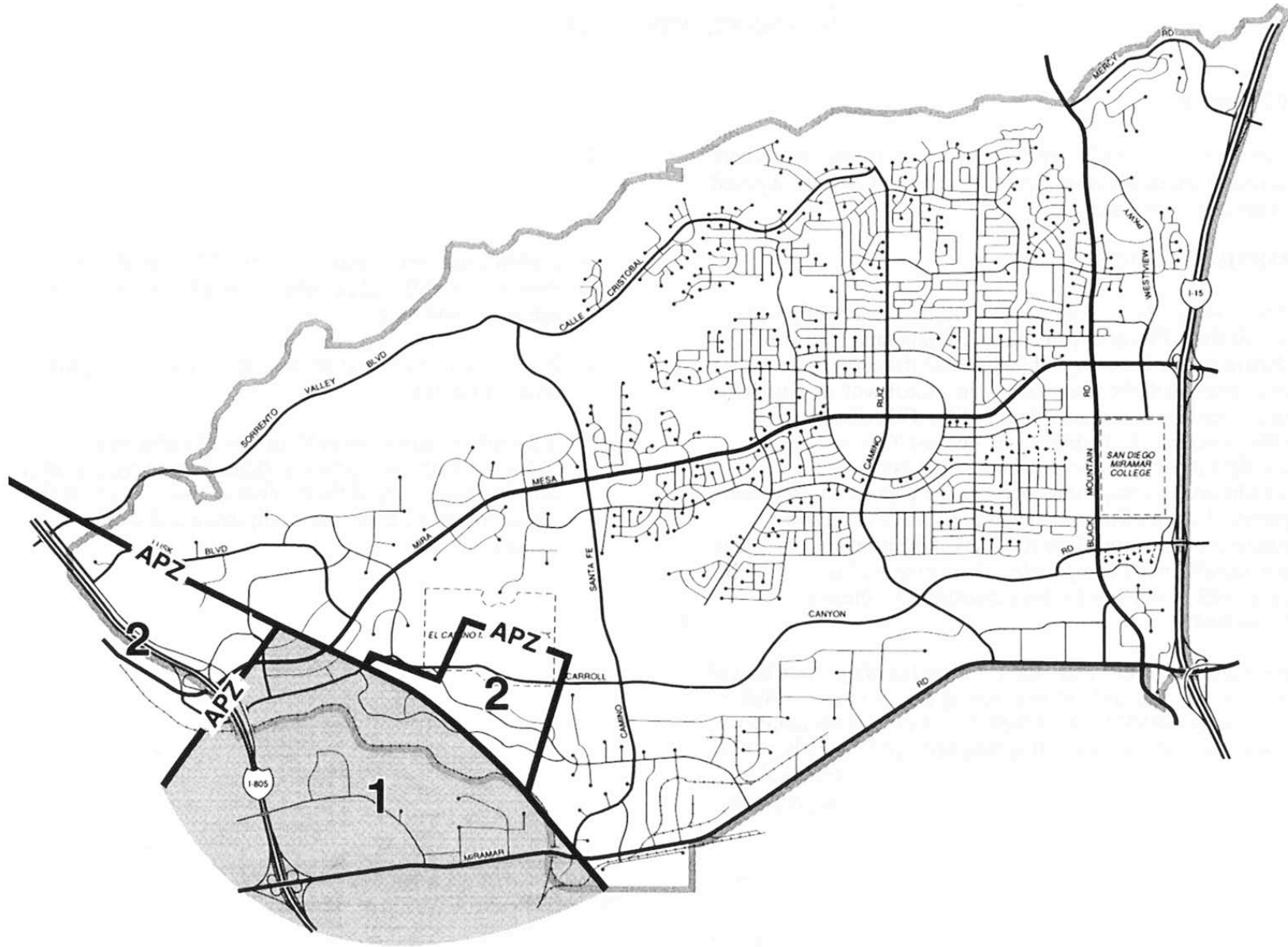
LAND USE	APZ 1	APZ 2
RESIDENTIAL ^a APARTMENTS AND TRANSIENT LODGING		
ASSEMBLY AREAS: Schools, Churches, Libraries, Auditoriums, Sports Arenas, etc., Preschools, Nurseries, and Restaurants		
HOSPITALS, SANITARIUMS, AND NUSING HOMES		
OFFICES, RETAIL STORES ^c	50	
WHOLESALE STORES, MANUFACTURING ^{b,c}	50	
OUTDOOR USES: Playgrounds, Neighborhood Parks, Golf Courses, Riding Stables, Public Right-of-Way	50	

 Compatible
 Conditionally Compatible
 Incompatible

^a Residential land uses include single-family, duplex, mobile homes, multi-family, and retirement home.

^b Prohibit the above ground storage of flammable, hazardous and toxic materials for those land uses within the accident potential zones; and storage of the material should be in accordance with the most stringent federal, state, and local ordinances and regulations.

^c It is suggested that lot coverage in APZ1 should be less than 25%; and less than 40% in APZ2.



NAS Miramar Accident Potential Zones

Mira Mesa Community Plan

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FIGURE



ACCIDENT POTENTIAL ZONES/LAND USE COMPATIBILITY MATRIX IMPLEMENTATION METHODOLOGY

PURPOSE

The purpose for establishing land use restrictions in accident potential zones is to minimize the number of people exposed to aircraft crash hazards.

METHODOLOGY

The intent of these criteria is to limit the density of people within the APZs at any one time. Certain land uses are determined to be compatible because the activity associated with the use may be carried out with essentially no interference or substantial loss of life. Other land uses are determined to be incompatible because the exposure to accident potential is severe. Some land uses are conditionally compatible because the exposure to accident potential is significant but appropriate restrictions are necessary to ensure adequate safety. For those land uses that are conditionally compatible, if the proposed uses generated 50 persons or less per gross acre, the use will be compatible.

For purposes of this Plan, the Uniform Building Code is used as an initial standard for determining persons per use. Table No. 33-A (1985 Edition of the UBC) indicates the number of square feet per occupant. It is assumed that only 50 percent of UBC maximum occupancy will be present in a particular building. The steps necessary to estimate concentrations of people are as follows:

1. Gross square feet of parcel divided by 43,560 (sq. ft. in acres) equals size of parcel in acres.
2. Divide square footage of proposed building by square feet per occupant as required by the UBC to establish maximum occupancy.
3. Multiply maximum occupancy by 50 percent to establish maximum number of persons expected to be present in use at anyone time.
4. Divide number of persons expected (from #3) by gross acres (from #1).
5. If the resulting number is 50 or less, the proposal will be consistent with the land use policies (assuming any other conditions are met). If the number is greater than 50, the project would be deemed incompatible and should be revised.

Source: *Airport Land Use Planning Handbook*: Caltrans Division of Aeronautics: July 1983.

APPENDIX E

COASTAL ZONE REGULATIONS

Reprinted from *The San Diego Municipal Code* Section 101.0454 Subsection J

Within the Coastal Zone, the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth or referenced in preceding paragraphs of this section.

1. Application of the Hillside Review Overlay Zone (see also Subsection B.1.). Where any portion of a parcel is located within the Hillside Review Overlay Zone, the regulations of the Hillside Review Overlay Zone shall be applicable to the entire parcel.
2. Development Regulations (see also Subsection D.1.), Where a conditional use permit or planned development permit is sought in conjunction with a development in the Hillside Review Overlay Zone, the application requirements, special regulations and findings of the Hillside Review Overlay Zone shall be incorporated into the review process and approval requirements of the conditional use permit or planned development permit.
3. Hillside Review Permit (see also Subsections E.1. and E.2.). Every application for a hillside review permit shall be accompanied by the following information.
 - a. A slope analysis, based upon a topographic map with contour intervals not exceeding five (5) feet.

The slope analysis shall show the following slope categories for the entire property in acres:

- 1) Less than twenty-five percent (25%) slope.
 - 2) Twenty-five percent (25%) to thirty-five percent (35%) slope.
 - 3) Greater than thirty-five percent (35%) slope.
- b. A geological reconnaissance report where development is proposed to be located in a “moderate” (C), “high” (D), or “variable” (BC or AC) Risk Zone as identified on the geo-technical land-use capability maps referenced by the Seismic Safety Element of the General Plan, and on file in the office of the City Engineer. The geological reconnaissance report shall be prepared in accordance with the City Engineering and Development Department's “Guidelines for Geo-technical Reports,” and shall address potential geologic hazards. The report shall be considered and made available for public review as part of the standard environmental review process.

Where unstable conditions are indicated but, in the opinion of the City Engineer, are not sufficiently defined in the geological reconnaissance report, a preliminary

engineering geology report shall also be required. The preliminary engineering geology report shall include the results of subsurface investigations sufficient to identify the nature and magnitude of such unstable conditions; and shall identify alternative mitigation measures that may be needed.

In reviewing the potential of any development to create or increase geologic instability, official governmental soils maps, determinations of highly erodible soils, mapped active landslide areas and similar documentation of geological instability shall be presumed to constitute rebuttable evidence and the applicant shall have an affirmative obligation to bring them to the attention of the City. Any decision by the City to override such evidence shall be based upon substantial evidence presented by a geo-technical expert licensed to practice in California. All liability for the accuracy of the geo-technical information presented on behalf of the applicant shall be assumed by the applicant, who shall also be required in writing as a condition precedent to issuance of the Coastal Development Permit to address and fully mitigate or otherwise correct any geologic instability, erosion, or sedimentation caused by the permitted development on other private or public properties and off-site coastal natural resources. Failure by an applicant to provide geo-technical or other engineering responses to such identified geological instabilities shall constitute grounds for denial of the development.

- c. A map or overlay showing the following information on the site:
 - 1) Significant geologic features, landmarks or known archaeological and paleontological sites.
 - 2) Watercourses and natural drainage paths.
 - 3) Mature trees, groves and other significant natural vegetation.
 - 4) Areas of twenty-five percent (25%) or greater slope where the natural vegetation has been disturbed by previous grading activities.
 - 5) Existing vistas from public roadways and other public vantage points.
- d. A preliminary grading plan for building sites and on-site access roads.
- e. A preliminary site and landscaping plan showing the proposed location of all of the following:
 - 1) Buildings, recreational areas and all other accessory structures.
 - 2) Planting materials including trees, shrubs and ground covers.
 - 3) Native vegetation restoration areas.

- 4) All paved and/or impervious surfaces including driveways, parking areas and patios.
 - 5) Acreage figures for each of the above categories.
- f. A drainage plan showing proposed runoff control measures.
 - g. A preliminary elevation plan (including sections) showing basic foundations and roof types.
 - h. A statement describing the visual impact of the proposed development on the scale and character of the surrounding area.
4. Special Regulations.
 - a. Where a development, including any land division, is proposed on slopes of twenty-five percent (25%) grade and over which possess environmentally sensitive habitats, or significant scenic amenities, or potential hazards to development, as identified on Map Drawing No. C-720 (on file in the office of the City Clerk as Document No, 00-17065), the following regulations shall apply:
 - 1) Slopes of twenty-five percent (25%) grade and over shall be preserved in their natural state, provided a minimal encroachment into such slopes (areas disturbed by grading or development) may be permitted as set forth in the following table:

25% SLOPE ENCROACHMENT ALLOWANCE
Percentage of Parcel Maximum Encroachment

Slopes of 25% Grade Allowance as Percentage And Over	Area in Slopes of 25% Grade and Over
75% or less	10%
80%	12%
85%	14%
90%	16%
95%	18%
100%	20%

For the purposes of this ordinance encroachment shall be defined as any area of twenty-five percent (25%) or greater slope in which the natural landform is altered by grading, is rendered incapable supporting vegetation due to the displacement required for the building, accessory structures, or paving, or is cleared of vegetation, other than allowed below.

The following uses and/or development features shall be exempt from the encroachment limitations set forth above:

a) Major public roads and collector streets identified in the Circulation Element of an adopted community plan of The City of San Diego Progress Guide and General Plan.

b) Public utility systems.

c) In the North City Local Coastal Program Land Use Plan areas only:

Local public streets or private roads and driveways which are necessary for access to the more developable portions of a site on slopes of less than twenty-five percent (25%) grade, provided no less environmentally damaging alternative exists. The determination of whether or not a proposed road or driveway qualifies for an exemption, in whole or in part, shall be made by the Planning Director based upon an analysis of the project site.

d) All vegetated areas located between thirty (30) and one hundred (100) feet of existing or proposed structures, which are selectively pruned, thinned or trimmed by hand to comply with existing City fire codes provided that such slopes retain their native root stock, and that no alteration or reconfiguration of the natural landform is required. Selective clearing under this exemption shall not allow the wholesale clearing or cutting of existing vegetation down to a uniform height.

Exemptions from the encroachment limitations set forth above shall not be allowed for any designated areas located within thirty (30) feet of existing or proposed structures, which are cleared or cut down to comply with existing City fire codes.

e) Natural slopes or previously graded slopes located directly underneath pole supported or cantilevered buildings, provided such areas are open to light and air and allow a minimum clearance of four (4) feet between the building sub-floor and the ground.

2) On existing legal parcels, a deviation in the encroachment allowance percentage may be granted by the Planning Director if necessary to maintain a minimum development right (total disturbed area) equal to twenty percent (20%) of the entire parcel.

3) All encroachment allowances, including permissible deviations, shall be subject to a determination by the Planning Director that such encroachment supports the findings of fact set forth in Subsection E.5. of this section.

b. Where a development or land division is proposed on slopes of twenty-five percent (25%) grade and over which have not been identified as possessing environmentally sensitive habitats, or significant scenic amenities, or potential hazards to development,

as identified on Map Drawing No. C-720 (on file in the office of the City Clerk as Document No. 00-17065), such slopes may be developed provided the following regulations are met.

- 1) The proposed development shall minimize the alteration of natural landforms and create only new slopes that are topographically compatible with natural landforms of the surrounding area.
- 2) The proposed development shall restore and enhance any previously manufactured slopes on the site to make them compatible with surrounding natural landforms and native vegetation.
- 3) The proposed development shall include a native vegetation restoration and enhancement program for those disturbed portions of the site in twenty-five percent (25%) or greater slopes that will provide as follows:
 - a) For every area or quantity of native vegetation located on slopes of twenty-five percent (25%) grade and over, in excess of the encroachment allowance provided in Table I (Subsection J.4.a.), that is disturbed by the development, an area equal to one hundred twenty percent (120%) of the disturbed area shall be restored in native vegetation.
 - b) The native vegetation restoration and enhancement area shall be located on the site of the permitted development. However, if the size, topography, or biological characteristics of the site are determined by the Planning Director to be unsuitable for restoration or enhancement, such native vegetation shall be provided at one or more off-site locations within the Coastal Zone, which may include publicly owned rights-of-way.
 - c) All native vegetation restoration and enhancement proposals shall be prepared by a biologist, registered landscape architect, or other qualified professional in consultation with the California Department of Fish and Game and United States Fish and Wildlife Service.
- c. Encroachment allowances for the development of slopes of twenty-five percent (25%) grade and above occurring in either slope category described in Subsections a. or b. above, shall not be transferable between categories.

Any adjustment or modification of the adopted Coastal Zone Sensitive Slopes classifications, as identified on Map Drawing No. C-720, which results in a change from the sensitive to nonsensitive category on a portion of a property or a property in its entirety shall require a Local Coastal Program amendment.

- d. All slopes of twenty-five percent (25%) grade and over which remain undisturbed or which are restored or enhanced as a result of a development approval shall be conserved as a condition of permit approval through a deed restriction, open space

easement or other suitable device that will preclude any future development or grading of such slopes.

- e. All development on slopes of twenty-five percent (25%) grade and over located in the La Jolla or La Jolla Shores Community Plan areas, shall, in addition to meeting all other requirements of this section, be found consistent with the Hillside Development Guidelines set forth in the La Jolla - La Jolla Shores Local Coastal Program Land Use Plan.
- f. In accordance with the development boundaries established by previous Coastal Commission Development approvals obtained prior to May 14, 1985, in lieu of other provisions of this ordinance, development, grading, or filling shall be allowed on slopes of twenty-five percent (25%) or greater on the north and south sides of Lopez Canyon provided that such development, grading, or filling shall not be visible from a point located along the streambed of Lopez Canyon that is nearest to the proposed development, grading or filling. All other developments within the Hillside Review Zone on the north and south sides of Lopez Canyon shall comply with the provisions of this ordinance.

(Amended 10-16-89 by 0-17371 NS.)

APPENDIX F
CITY CLERK DOCUMENT NO. 00-17068

EROSION CONTROL MEASURES FOR NORTH CITY AREAS DRAINING INTO LOS PEÑASQUITOS OR SAN DIEGUITO LAGOONS.

Land development for properties within the Coastal Zone which drain into Los Peñasquitos Lagoon or San Dieguito Lagoon shall comply with the following erosion control measures:

- A. A grading plan that incorporates runoff and erosion control procedures to be utilized during all phases of project development shall be prepared and submitted concurrently with subdivision improvement plans or planned unit development plans where such development is proposed to occur on lands that will be graded or filled. Such a plan shall be prepared by a registered civil engineer and shall be designed to assure that there will be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years (the six-hour, ten-year design storm). Runoff control shall be accomplished by establishing on-site or at suitable nearby locations, catchment basins, detention basins and siltation traps along with energy dissipating measures at the terminus of storm drains, or other similar means of equal or greater effectiveness.
- B. Sediment basins (debris basins, desilting basins or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process as necessary to remove sediment from runoff waters draining from the land undergoing development. Areas disturbed but not completed prior to November 15 including graded pads and stockpiles, shall be suitably prepared to prevent excessive soil loss during the late fall and winter seasons. All graded slopes shall be stabilized prior to November 15, by means of native vegetation, if feasible, or by other suitable means. The use of vegetation as a means to control site erosion shall be accomplished pursuant to plans and specifications prepared by a licensed landscaped architect or other qualified professional. Erosion control utilizing vegetation may include but is not limited to, seeding, mulching, fertilization, and irrigation within sufficient time prior to November 15, to provide landscape coverage that is adequate to achieve the provisions of this policy. Temporary erosion control measures shall include the use of berms, interceptor ditches, sandbagging, hay bales, filtered inlets, debris basins, silt traps, or other similar means of equal or greater effectiveness. From November 15 to March 31, grading may be permitted provided the applicant conforms to the requirements of subsection C and submits monthly documentation within two weeks following the end of the preceding month to the City Engineer of the condition of the erosion control procedures for graded pads, slopes and stockpiles whenever precipitation during the month exceeds two (2) inches.

- C. From November 15 to March 31, grading may occur in phased increments as determined by the City Engineer provided all of the following requirements have been met:
1. The increments shall be limited to those areas that have been prepared to control the effects of soil erosion. Control measures, such as sedimentation basins, detention basins and other facilities, shall be scheduled and placed in a sequence that shall minimize and control the off-site transportation of sediments. Such erosion control measures shall be installed for such increments prior to commencing any grading that would be performed during the period between November 15 and March 31.
 2. Detention basins and other control measures employed shall be designed to assure that there will be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years (the "six-hour, ten-year" design storm).
 3. The applicant shall post a bond for such areas to be graded, which shall remain in force and effect for one year, after acceptance by the City. The bond shall be sufficient to cover the costs of any remedial grading and replanting of vegetation, including any restoration of lagoon, wetland, or other environmentally sensitive habitat areas adversely affected by the failure of the erosion control measures required pursuant to subsection C.2. above, as determined by the City Engineer. The bond will inure to the benefit of the City in case of noncompliance as determined by the City Engineer.
 4. The applicant agrees to provide daily documentation to the City Engineer of the condition of the erosion control procedures for any 24-hour period in which precipitation exceeds 0.25 inches. Such documentation shall be provided within five working days of said 24-hour period. Failure to provide such documentation of the occurrence of any significant discharge of sediments or silts in violation of this policy shall constitute automatic grounds for suspension of the applicant's grading permit(s) during the period of November 15 to March 31.

EROSION CONTROL MONITORING PROGRAM FOR NORTH CITY AREAS DRAINING INTO LOS PEÑASQUITOS OR SAN DIEGUITO LAGOONS

1. Overall field review of grading operations will be performed by the City Resident Engineer on each grading project in the Coastal Zone.
2. Field review of erosion control devices, sedimentation basins, detention basins and landscaping will be made by the City Engineer prior to the advent of the rainy season, and throughout the rainy season as necessary to monitor grading operations phased between November 15 and March 31. The City Engineer shall prepare a periodical report documenting the compliance of all individual projects with the

grading and erosion control requirements. The report will be completed as of November 15 of each year,

3. The City Engineer will periodically review and prepare a report on the effectiveness of the runoff and erosion control measures established for the North City areas within the Coastal Zone that drain into Los Peñasquitos or San Dieguito Lagoons. The initial report shall be completed within two years following the adoption of the erosion control measures and thereafter six months prior to any scheduled review by the California Coastal Commission of the Local Coastal Program for the City of San Diego. A copy of the report shall be submitted to the Executive Director of the Coastal Commission.